

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Carnage Drive Apartments		
	Case Number SR-03-18		
	Transaction Number 541268		
	Name S.T. Jr. & Jaquelin H. Vaughn		
OWNER	Address 3025 Creech Road		City Raleigh
	State NC	Zip Code 27610	Phone
	Name Edwin F. Sconfienza, PE		
	Firm The Site Group, PLLC		
CONTACT	Address 1111 Oberlin Road		City Raleigh
	State NC	Zip Code 27605	Phone 919-835-4787
	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings <input type="checkbox"/> UDO Art. 8.4 New Streets - See page 3 for findings <input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets - See page 4 for findings <input type="checkbox"/> Raleigh Street Design Manual - See page 5 for findings		
REQUEST	Provide details about the request; (please attach a memorandum if additional space is needed):		
	1) Block Perimeter (UDO Art. 8.3). The existing block is 3,450 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets. 2) Street Trees (UDO Art. 8.5) Due to the wider planting area available between the sidewalk and our new R.O.W. line (6' wide) we are requesting to relocate our trees in this strip rather than the existing 3' wide strip. 3) Fee-in-Lieu (UDO Art. 8.5) The existing sidewalks in this area are 5' wide. The UDO requires 6' wide sidewalks. The applicant is proposing to pay a fee-in-lieu of the to offset the 1' sidewalk width difference for a distance 100' along our frontage.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.


3/14/2018
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The existing block is 3,450 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets or ways.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
We are dedicating additional R/W to accommodate to accommodate the future road widening.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment will not not create any lots without direct street Frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

Article 8.4, New Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

N/A

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

N/A

- C. The requested design adjustment does not increase congestion or compromise safety;

N/A

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;

N/A

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and

N/A

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

N/A

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
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The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
 - 2) The wider planting strip located behind the curb will provide more clearance for tree root growth and will help to minimize concrete sidewalk cracking.
 - 3) Its important to maintain the current sidewalk layout along the front of the site to provide safe passage & pedestrian flow in front of the site.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
 - 2) We are providing street trees to conform with the UDO & Comprehensive Plan.
 - 3) We are proposing to maintain a wide 5' sidewalk to keep the current layout and integrity of the neighborhood.

- C. The requested design adjustment does not increase congestion or compromise safety;
 - 2) The design adjustment will move the trees into area that will not interfere with pedestrian or vehicular traffic.
 - 3) Maintaining the existing 5' S/W width will not increase congestion or compromise safety.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
 - 2) The design adjustment will not create additional maintenance above and beyond the current maintenance performed along Carnage Drive.
 - 3) No additional maintenance is required for the proposed 5' wide sidewalks.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The Design Adjustments have been compiled and certified by an NC PE.

Raleigh Street Design Manual

Administrative Design Adjustment Findings



**DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

N/A

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

N/A

- C. The requested design adjustment does not increase congestion or compromise safety;

N/A

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

N/A

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

N/A

Individual Acknowledgement



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STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

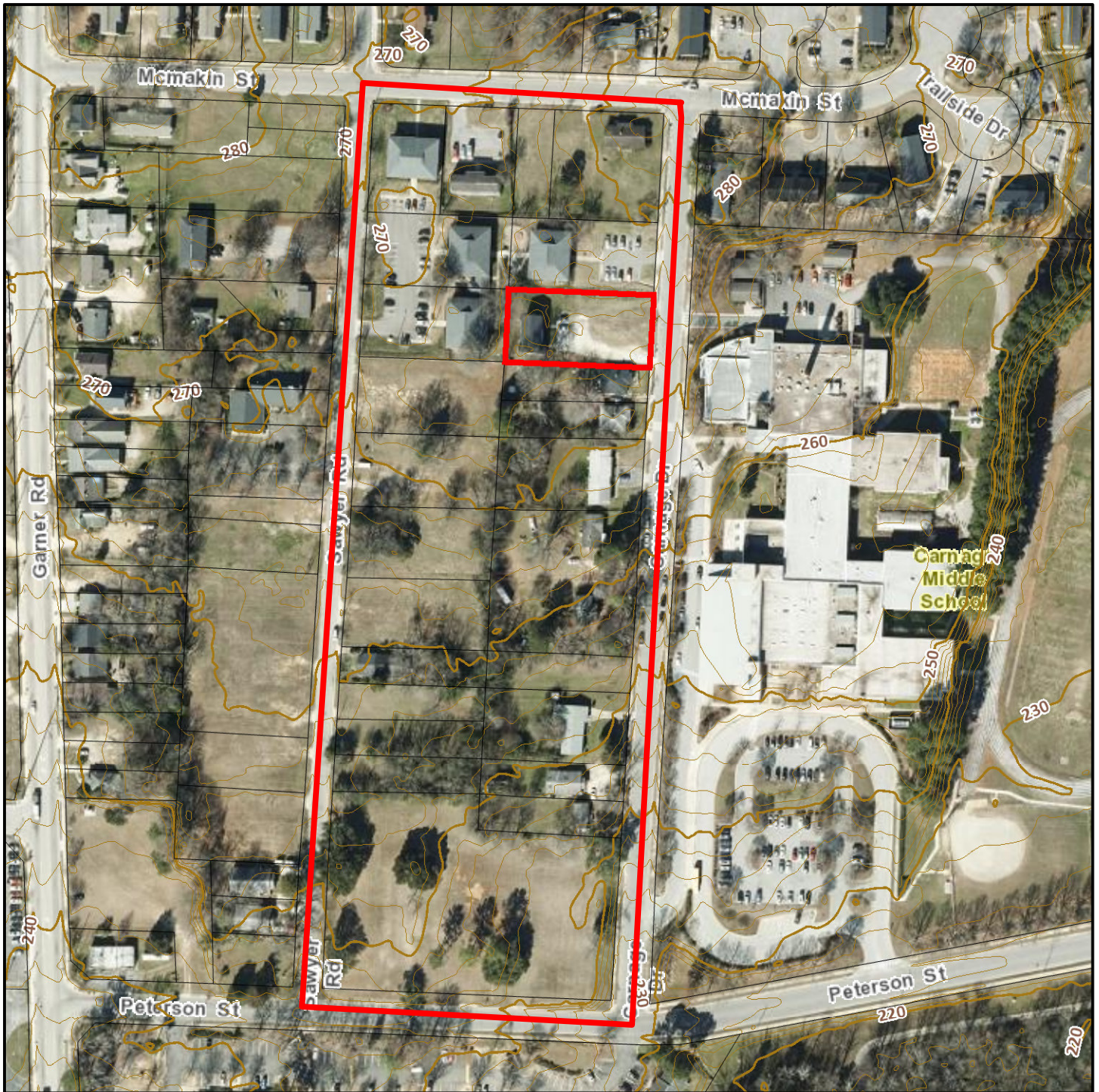
I, Elaine Y. Belcher, a Notary Public do hereby certify that
Edwin F. Scantienza personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 14th day of March, 2018

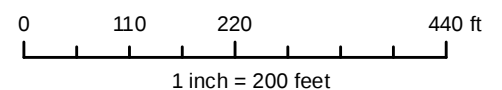
ELAINE Y. BELCHER
(SEAL) NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 8-6-2022.

Notary Public Elaine Y. Belcher
Elaine Y. Belcher

My Commission Expires: 8-6-2022



1416 Carnage Dr. Block Perimeter (3,450 ft +/-)



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